

Article 10 –Single Dwelling Unit Residential Zones

25.10.01 – Purpose

The purpose of the Single Dwelling Unit Residential Zones is to:

1. Provide appropriately located areas for residential development that are consistent with the Plan and public health and safety;
2. Consistent with the *Environmental Guidelines*, ensure adequate light, air, privacy, and open space for each dwelling;
3. Protect residents from adverse environmental effects;
4. Promote a suitable environment for residential living through the provision of recreational, religious, and educational facilities as basic elements of a balanced neighborhood;
5. Stabilize and protect the essential characteristics of existing residential development; and
6. Foster development compatible with the topography and other natural characteristics of the area.

25.10.02 - Zones Established

The individual Single Dwelling Unit Residential Zones include the following:

Type of Zone	Distinguishing Feature	Name of Zone
Residential – Single unit dwellings (detached and semi-detached)	40,000 square feet minimum lot area	Residential Estate Zone ("R-400")
	20,000 square feet minimum lot area	Suburban Residential ("R-200")
	15,000 square feet minimum lot area	Low Density Residential ("R-150")
	9,000 square feet minimum lot area	Single unit Detached Dwelling, Restricted Residential ("R-90")
	7,500 square feet minimum lot area.	Single unit Detached Dwelling, Residential ("R-75")
	6,000 (or 5,000) square feet minimum lot area	Single unit Detached Dwelling, Residential ("R-60")
	4,000 square feet minimum lot area	Single unit Semi-detached Dwelling, Residential ("R-40")
NOTES: 1. Provisions for Medium Density Residential Zones are contained in Article 11. 2. Provisions for development in Planned Development areas are contained in Article 14.		

25.10.03 – Land Use Tables

- a. The uses permitted in the Single Dwelling Unit Residential Zones are shown in the table below.
- b. Uses are subject to applicable conditions of site plan approval.
- c. All special exceptions are subject to the requirements of Article 15.
- d. – Except as otherwise provided, no more than one (1) single unit detached dwelling may be built on a recorded lot.
- e. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone (R-400)	Suburban Residential Zone (R-200)	Low Density Residential Zone (R-150)	Single Unit Detached Dwelling, Restricted Residential Zone (R-90)	Single Unit Detached Dwelling, Residential Zone (R-75)	Single Unit Detached Dwelling, Residential Zone (R-60)	Single Unit Semi-detached Dwelling, Residential Zone (R-40)	
a. Residential uses	Dwelling, single unit detached	P	P	P	P	P	P	C	Conditional use subject to the requirements of the R-60 Zone
	Dwelling, two-unit detached (duplex)	N	N	N	N	N	N	P	
	Accessory apartment	S	S	S	S	S	S	N	See. Sec. 25.15.02.a
b. Swimming pools; Non-accessory		S	S	S	S	S	S	N	See. Sec. 25.15.02.p
<u>Swimming pools, accessory</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
c. Home-based business enterprises	<u>No impact</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See Sec. 25.09.07b
	Minor	P	P	P	P	P	P	P	See Sec. 25.09.07c
	Major	S	S	S	S	S	S	S	See Sec. 25.09.07d; See Sec. 25.15.02.h
d. Institutional uses	Educational institution, private	S	S	S	S	S	S	S	See Sec. 25.15.02.g
	Nursing home	S	S	S	S	S	S	S	See Hospitals and Nursing Homes, Sec. 25.15.02.i
Institutional uses (con't):	Child care home	P	P	P	P	P	P	P	
	Child care center:								Special exception subject to the requirements of Sec. 25.15.02.f
	9 – 12 children	P	P	S	S	S	S	S	
	More than 12 children	S	S	S	S	S	S	S	
	Adult day care	S	S	S	S	S	S	S	

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone (R-400)	Suburban Residential Zone (R-200)	Low Density Residential Zone (R-150)	Single Unit Detached Dwelling, Restricted Residential Zone (R-90)	Single Unit Detached Dwelling, Residential Zone (R-75)	Single Unit Detached Dwelling, Residential Zone (R-60)	Single Unit Semi-detached Dwelling, Residential Zone (R-40)	
	Charitable or philanthropic institution	S	S	S	S	S	S	S	See. Sec. 25.15.02.e
	Group home:								
	Small	P	P	P	P	P	P	P	
	Large	S	S	S	S	S	S	S	
	Hospital	S	S	S	S	S	S	S	See 25.15.02.i
	Housing for senior adults and persons with disabilities	S	S	S	S	S	S	S	See. Sec. 25.15.02.j
	Life Care Facility	S	S	S	S	S	S	S	<u>See. Sec. 25.15.02.k</u>
	Place of worship	P	P	P	P	P	P	P	<u>Use subject to site plan review under Art. 7; see also Sec. 25.16.03.d</u>
	Private club	S	N	N	N	N	N	N	
	Public utility building and structure	S	S	S	S	S	S	S	See Sec. 25.15.02.n
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	C	C	C	C	C	C	C	Conditional use subject to a Level 3 Site Plan Review (Sec. 25.07.05)
	<u>Veterinary</u> office and animal hospital	S	S	N	N	N	N	N	See. Sec. 25.15.02.r
e. Miscellaneous uses	Bed and Breakfast lodging	S	S	S	S	S	S	N	See. Sec. 25.15.02.d

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone (R-400)	Suburban Residential Zone (R-200)	Low Density Residential Zone (R-150)	Single Unit Detached Dwelling, Restricted Residential Zone (R-90)	Single Unit Detached Dwelling, Residential Zone (R-75)	Single Unit Detached Dwelling, Residential Zone (R-60)	Single Unit Semi-detached Dwelling, Residential Zone (R-40)	
Miscellaneous uses (con't):	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication facility not entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to, antennas on a freestanding ground mounted antenna support structure	S	S	S	S	S	S	S	Subject to the requirements of Secs. 25.09.08, and 25.15.02.s
g. Temporary uses:	Temporary building or yard for construction materials or equipment	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary office or model home	C	C	C	C	C	C	C	

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone (R-400)	Suburban Residential Zone (R-200)	Low Density Residential Zone (R-150)	Single Unit Detached Dwelling, Restricted Residential Zone (R-90)	Single Unit Detached Dwelling, Residential Zone (R-75)	Single Unit Detached Dwelling, Residential Zone (R-60)	Single Unit Semi-detached Dwelling, Residential Zone (R-40)	
	<u>Portable Storage Units</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Christmas tree sale	C	C	C	C	C	C	C	
	Garden produce	C	C	C	C	C	C	C	
Temporary uses (con't)	Temporary carnival	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
g. <u>Accessories</u> <u>Accessory Uses</u>		P	P	P	P	P	P	P	Sec. 25.09.01, 02.

25.10.04 – Prohibition on the Creation of New Pipe Stem Lots

No new pipe stem lots may be created in any Single Dwelling Unit Residential Zone.

25.10.05 –Development Standards

a. *Table of Development Standards*

Zone	Minimum Lot Dimensions			Building Envelope Requirements						Lot Coverage			Additional Regulations	
				Minimum Setbacks					Max. Height	Max. Lot Coverage (All main and accessory buildings) (See Sec. 25.10.05.b)	Maximum Impervious Surface in Front Yard ¹	Minimum Pervious Area- Total Lot Area¹		
				Front		Side		Rear						
	Area	Width at Front Setback Line	Width at Front Lot Line	Standard	Where established setback exceeds standard (See. Sec. 25.10.05.e.2)	Where street abuts	Where land abuts							
R-400	40,000 sq ft	150'	N/A	50'	Est. setback up to 100'	30'	20'	50'	40'	15%	10%	<div>25%</div>		
R-200	20,000 sq ft.	100'	N/A	35'	Est. setback up to 100'	25'	13'	35'	40' ²	25%	20%			
R-150	15,000 sq ft	90'	N/A	35'	Est. setback up to 60'	30'	13'	30'	40'	25%	25%			
R-90	9,000 sq ft	80'	N/A	30'	Est. setback up to 60'	20'	11'	25'	35'	25%	30%		See. Sec. 25.10.08 for limitations on building height and floor area ratios in R-60, R-75 & R-90 zones	
R-75	7,500 sq ft	70'	40'	25'	Est. setback up to 50'	20'	9'	20'	35'	35%	35%			
R-60	6,000 sq ft	60'	35'	25'	Est. setback up to 50'	20'	8'	20'	35'	35%	40%			
R-60 qualifying undersized lots	5,000 sq ft	50'	35'	25'	Est. setback up to 50'	20'	7'	20'	35'	35%	40%			
R-40	4,000 sq. ft.	40'		25'	Est. setback up to 50'	25'	10'	20'	35'	40%	45%		Single unit detached dwellings: R-60 standards in lieu of R-40 standards	
Lincoln Park Conservation District	6,000 sq ft	60'	35'	25'	Est. setback up to 50'	20'	8'	20'	25'	1,500 square feet	40%	60%	See Sec. 25.14.03	

¹ All main buildings, driveways, drive aprons, accessory buildings, decks, patios, swimming pools, and structures with a floor or roof are considered impervious. Internal sidewalks up to four feet (4') wide, landscaping materials, play equipment, and other decorative structures are excluded from the impervious surface requirement.

²In the case of an institution of higher learning located on a site greater than 75 acres, the maximum building height is 75 feet where the use adjoins property in a single dwelling unit residential zone or a Park Zone, building height cannot penetrate a layback slope formed by an angle of 30 degrees measured from the property boundary of the adjoining residential or Park Zone.

b. *Maximum Lot Coverage*

1. *Inclusion of Accessory Buildings* - Maximum lot coverage includes accessory buildings; however, historic structures, located in a ~~legally designated~~ Historic District Zone, are exempt from the calculation of rear yard coverage.
2. *Special Provision in the R-200 Zone*- In the R-200 Zone, the maximum lot coverage is 25%, except as provided for in 25.15.02.j and 25.15.02.k for housing for senior adults and persons with disabilities and life care facilities.

c. *Impervious Surface Limits for Corner Lots and Through Lots*

1. *Corner Lots* – On corner lots, the maximum impervious surface limits for the front yard are one-half (1/2) the percentage requirements shown in the development standards table in Section 25.10.05.a above.
2. *Through Lots* – On through lots, the maximum impervious surface limits for the two (2) front yards are calculated as follows: Each front yard is defined as the area along the full width of the lot and the depth of the minimum front yard setback required in the zone. Each front yard must not exceed the maximum impervious surface limits shown in the development standards table in Section 25.10.05.a above.

- d. *Exclusions from Impervious Surface Requirements* – Institutional uses in the Single Dwelling Unit Residential Zones must normally meet the requirements set forth in Section 25.10.05.a, above for the maximum impervious surface area in a front yard and minimum pervious surface requirements. However, through site plan review in accordance with the provisions of Article 7, the Approving Authority may waive this requirement if it finds that such a waiver will reduce impacts of paved areas on adjoining residential uses, provide more efficient on-site traffic circulation, or address practical difficulties.

e. *Setbacks*

1. *Side Setbacks Where Street Abuts* – A street along a side lot is deemed to be a side street only if the lot abutting the rear of the subject lot does not front on the street, otherwise the front setback requirement must apply.

2. *Front Setback Where Established Setback Exceeds the Standard Setback* – In cases where more than half of the lots located on one (1) side of a street between two (2) intersecting streets are occupied by buildings having a front setback different from the normal specified, any building hereafter must conform to the setback line up to the maximum specified in the development standards table in 25.10.05.a above.
3. *Minimum Setbacks* – A 50 foot setback is required from a right-of-way of limited access and a major or arterial highway unless the lot or lots are shown on an approved preliminary subdivision plan or an approved final record plat prior to January 1, 1980.

25.10.06 – Additional Neighborhood Districts

Historic District and Neighborhood Conservation District regulations are contained in Article 14 and the boundaries of such districts are shown on the zoning map.

25.10.07 – Accessory Uses and Structures

All accessory uses and structures within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 9 of this Chapter.

25.10.08 – Moderately Priced Dwelling Units

Any development that includes residential units must comply with the Moderate Price Dwelling Unit requirements of Chapter 13.5 of the Code.

25.10.0~~9~~8 – Special Regulations for Floor Area Ratios and Building Height in the R-60, R-75, and R-90 Zones.

~~a. *General FAR Requirement* – All residential dwellings in the R-60, R-75, and R-90 Zones shall not exceed a floor area ratio (FAR) of 0.35, or up to 3,000 square feet of gross floor area, whichever is greater. Basements are included in the FAR calculation; cellars are not.~~

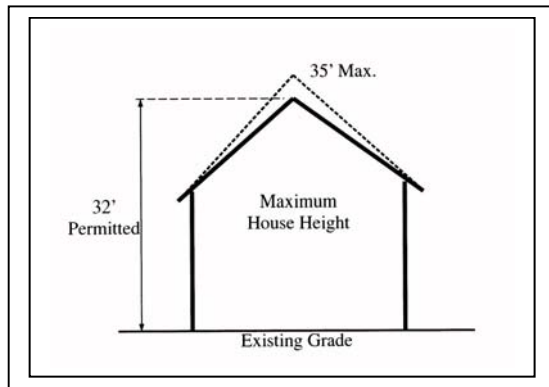
~~b. *Level Two (2) Site Plan Review Exception* – The Planning Commission may allow a FAR up to 0.5 under a level two (2) site plan review as set forth in Article 7. In~~

~~considering the proposed increased FAR, the Planning Commission must make the following findings:~~

- ~~1. The architectural design must be compatible with the existing adjoining and confronting residential dwellings; and~~
- ~~2. The side setbacks must be sufficient so as to not have an adverse impact on adjoining dwellings due to building height, lack of fenestration, or excessive wall length.~~

~~e.a.~~ *Height Limitation* - The height of residential dwellings in the R-60, R-75, and R-90 Zones is limited to ~~32-35~~ feet, measured at the mid-point of the front of the

building from the surface of the pre-existing grade to the peak of a gable, hip, or mansard roof or to the roof surface of a flat roof.



~~In cases where the existing grade of the lot slopes below the street grade, building height will be measured from the finished street grade, provided that construction of the dwelling requires regrading of the lot for purposes of positive drainage of wastewater and stormwater to the street.~~

~~d.b.~~ *Height Increase*

~~The Planning Commission may allow an increase in height up to 40 feet under a level two (2) site plan review as set forth in Article 7. In considering the additional~~

height, the Planning Commission must make the findings set forth in subsection 1 above, and the following additional findings:

1. The additional height must be justified by the architectural design;
2. The extra height must not have an adverse impact on light and air on the adjoining properties;
3. The masting and siting of the building must be compatible with other dwellings along the same block;

~~7. The Chief of Planning may allow an increase in building height of up to three (3) additional feet under a level one (1) site plan review as set forth in Article 7. In considering the additional height, the Chief of Planning must make the following findings:~~

- ~~(a) The additional height must be justified by the architectural design;~~
- ~~(b) The extra height must not have an adverse impact on light and air on the adjoining properties; and~~
- ~~(c) The extra height must be compatible with other dwellings along the same block.~~

~~8. The Planning Commission may allow an increase in height up to 40 feet under a level two (2) site plan review as set forth in Article 7. In considering the additional height, the Planning Commission must make the findings set forth in subsection 1 above, and the following additional findings:~~

- ~~(a) The additional height is necessary for the accommodation of alternative energy generation installations;~~
- ~~(b) The additional height is necessary to achieve solar access to the dwelling; and~~
- ~~(c) The dwelling is constructed for significant energy efficiency.~~

ec. Dwellings within Historic District Zones – For residential dwellings within an Historic District Zone, the ~~FAR and~~ height limit increases allowed by this Section may be approved by the Historic District Commission in connection with the granting of a Certificate of Approval pursuant to Section 25.14.01.e.

25.10.~~10-09~~ – Nonconformities

All nonconforming uses and structures within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 8 of this Chapter.

25.10.~~1110~~ – Parking and Loading Requirements

All parking and loading within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 16 of this Chapter.

25.10.1~~12~~ – Landscaping and Buffer Requirements

All landscaping and buffering within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 17 of this Chapter and, where applicable, the Forest and Tree Preservation Ordinance.

25.10.1~~23~~ – Signs

All signs within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 18 of this Chapter.